

BELGRADE CITY COUNTY PLANNING BOARD
MEETING MINUTES
8/29/2022 7:00 P.M.
BELGRADE CITY HALL
(held in-person and live-streamed via Zoom)
91 East Central Avenue, Belgrade, MT

Chairperson Sandy Lee called the meeting to order. Board members in attendance were Sandy Lee, Bill Dreyer, Elizabeth Marum, Judy Doyle, Jocelyn Kent, John Youngberg, Mike Meis, Art Gillespie, and Josh Lee. Other people in attendance were Traci Gilbertson, Nicole Gilbertson, Troy Scherer, Sabra Cage, Troy Cage, (illegible name), Vance Vanderpan, GW Gaston (?), Margie Hansen, C Randall Cygan, Travis Westerveldt, Todd Waller, Josh Smith, Jennifer Farve, Jim Doyle, Eric Wohl, Bob Abelin, "Overstreet", Planning Assistants Levi Simonson and Kristin Spadafore, and Community Development Director Jason Karp.

DISCUSSION AGENDA

1) Public hearing and recommendation to the Belgrade City Council for the proposed text amendment to the City of Belgrade zoning regulations to allow autobody repair shops as a conditional use within the BP-Business Park District, for Belterra Partners, LLC.

- a) Planning Staff's report: Jason Karp, Community Development Director, entered the staff report into the record. Director Karp described the location. He stated the Belgrade Growth Policy lists goals that match the intent of this zoning request. Member Marum asked about painting/fumes from the proposed shop. Karp stated, since this is a change in use, the applicant will have to meet all codes. Member Gillespie asked if vehicle storage will be on-site. Karp said we can regulate screening requirements with the Conditional Use Permit that will be coming in for this project. Member Youngberg stated the BP (Business Park) zone is only in one location in our zoning district.
- b) Applicant presentation: Applicant was not present.
- c) Public comment : none
- d) Board discussion: none

ACTION: Board Member Meis moved to recommend to the Belgrade City Council for the proposed text amendment to the City of Belgrade zoning regulations to allow autobody repair shops as a conditional use within the BP-Business Park District. Member Kent opposed the motion, the motion passed, 7-1.

2) Public hearing and recommendation to the Gallatin County Commission regarding the Preliminary Plat approval of Badger Hollow Major Subdivision. (PULLED)

3) Public hearing and recommendation to the Belgrade City Council regarding the Preliminary Plat approval of Jackrabbit Crossing Major Subdivision/PUD.

- a) Planning Staff's report: Director Karp submitted staff report into the record. He described the location. There will be 1,196 average dwelling units at full build out. There were many meetings with MDT and applicants regarding approaches to Jackrabbit Lane. Karp talked about parks plans and improvements, as well as zoning for the proposed subdivision. He also discussed PUD relaxations. Member Doyle asked if building height CUP for Extended Stay hotel was approved? Karp responded yes, in that case it was almost 50', but these buildings will not be as tall.
- b) Applicant presentation: Josh Smith, Allied Engineering. He said the parcel is about 172 acres. [36:04] broken out into: 62.5 acres of B2 zoned lots, 16.5 acres of M-1, 53 acres of R-4, 11 acres of R-3, and 1.3 acres of PL-I. He described phasing, traffic study, approaches on to Jackrabbit Ln, and parks improvements. Todd Waller, property developer. The intent of this project is to create a modernized commercial business hub. Troy Share, Design 5 Landscape Architecture. He spoke about the upgrades to the park, including a centralized playground area, with 30 parking stalls, 2 junior sized soccer fields, shade pavilions, and a fenced dog park. Member Doyle asked if there would be a restroom at the park? Mr. Share's response is not currently, but he has planned a space for a future restroom if needed.
- c) Public comment : Traci Gilbertson, 385 W Cameron Bridge Rd. The City Council's recommendation was not listened to. She did not like the trail system; it should be wider. The park is being put right up against the horse properties [to the south]. The original plan has hardly shifted. Margie Hanson, 365 W Cameron Bridge Rd. She is against the road easement next to her house, too much traffic will be funneled through. She wants physical buffers but doesn't want kids next to her property bc of liability issues. Park should be more central. Randall Cygan, 235 W Cameron Bridge Rd. He talked about the road easements from Cameron Bridge Rd through his subdivision, he thought they would be emergency accesses, not main accesses. He would like to know height requirements/restrictions for M-1 zoning area. He is not in favor of live/work units or autobody shops. He thought buffer would be bigger. He is concerned about light pollution. Gina Overstreet, 431 Cameron Bridge Rd, she agrees with her neighbors, she is against park right up against the animal properties.
- d) Applicant Rebuttal: Josh Smith. He restated the zoning process previously with Planning Board and City Council and made modifications. He talked about history of park lot dedication of Valley Vista subdivision, and buffer effect of proposed improved park. He said densities are determined by the zoning standards. He spoke about traffic impact study. There was continued discussion of approach locations and approach types (right-in, right-out, etc). Member Marum asked about the number of stoplights for this subdivision and a concern they will be too close together. Engineer Smith stated Missoula and Billings has 1/3 miles spacing, from Frank Rd to Amsterdam Rd is ½ mile. Member Marum asked why the road name does not match the same road across Jackrabbit Lane, and Smith said GIS department said because of addressing issues they

can't be the same name. [1:32] Member Marum asked about solar ready designs for buildings. There was a discussion about sign height. Currently, 60 ft signs are not allowed in that area, the PUD request is to allow 60 ft high signs, but the developer (Waller), stated they will be consolidated with multiple businesses. Member Youngberg asked where the live/work units will go? Mr. Waller stated Lots 35-36 and 44-47. Youngberg asked about lighting standards. Director Karp responded that it is a Northwestern Energy standard. Youngberg asked if there will be fencing between park and property owners? Mr. Share said, as of now, no, just a 4-8 ft berm. Member Gillespie wanted more information about the request for a reduction of required parking spaces for live/work areas. If someone is living there and working there, the car will sit during normal business hours. Gillespie asked about the trail location and width. Karp asked about height limits in M-1. Does the applicant have height restrictions, since M-1 does not have any height restrictions? Member Meis asked why no reason for no restroom at park. The applicant stated it costs too much. Karp said the park plan will go back to the park board.

- e) Board discussion: Member Gillespie requested the park path be increased 10 ft to 30-40 ft wide. Member Youngberg wanted to remove deviation for pole sign increase to 60 ft. Member Doyle asked when Frank Rd will punch through? Director Karp answered, Fall 2022. Member Kent agreed with the rest of the Board.

ACTION: Board Member Youngberg moved to recommend to the Belgrade City Council approval of the Jackrabbit Crossing Major Subdivision with listed conditions and added changes: on staff finding #3, make plans for affordable restroom facilities at park, and to strike the deviation request that would allow 60 ft pole signs. Board Member Marum seconded the motion. 7 members voted in favor of the recommendation; Member Kent voted against. Motion passed, 7-1. [2:06]

4) Public hearing and recommendation to the Belgrade City Council regarding the Preliminary Plat approval of Yellow Iron Major Subdivision/PUD.

- a) Planning Staff's report: Director Karp entered his staff report into the record. This subdivision will hold a lot of stormwater runoff. Karp spoke about the possible approach onto Frank Rd. There is a lateral that comes off Mammoth Ditch, the applicant is requesting to reduce the setback from 50' to 20'. Karp also talked about adding a condition to the covenants (15.k) that state "all lighting shall be directed away from residencies adjacent to property" or similar language. Condition #40 will change if the ditch variance is approved.
- b) Applicant presentation: Josh Smith, Allied Engineering. Engineer Smith clarified the variance request is for a 2nd ditch, not the lateral to the Mammoth Ditch. There currently is no end-user for this ditch and the culvert is crushed. The majority of one of the lots will be for storm easements, and requesting remaining lots be commercial.

- c) Public comment: Traci Gilbertson, 385 W Cameron Bridge Rd. She sees problems with this subdivision. There is a way to cohesively blend it. She said her home is a park, she doesn't need a park next to her. Jerry Gaston, owner of Star Mobile Park. He is requesting utilities for Yellow Iron to go on north side of Frank Rd because his utilities are on the south side of Frank Rd. He is also concerned about the lighting and the noise along the property line.
- d) Applicant rebuttal : Josh Smith, Allied Eng. He said he would move utilities to the north side of Frank Rd and they can put lighting requirements in the covenants.
- e) Board discussion: Member Meis asked if Allied Eng would work with Traci on her driveway issue? Engineer Smith said yes. Director Karp requested to add a condition (#25) to require a permit from Gallatin County Roads for utilities.

ACTION: Board Member Youngberg moved to recommend to the Belgrade City Council the approval of the Yellow Iron Major Subdivision preliminary plat with the listed conditions and following additions: a covenant (15.k) that states that "lighting shall be designed to limit impact neighboring properties" and Condition #25 (see above). Board Member Gillespie seconded the motion. All voted aye, motion carried unanimously.

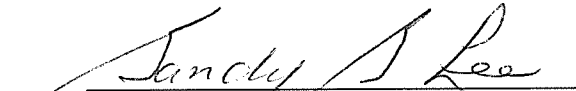
ACTION: Board Member Youngberg moved to recommend to the Belgrade City Council approval of the variance for Yellow Iron Major Subdivision to allow the secondary ditch setback be reduced from 50' to 20'. Board Member Gillespie seconded the motion. All voted aye, motion carried unanimously.


UPDATES

DATE FOR NEXT MEETING (Monday, September ??, 7pm)

SUGGESTED ITEMS FOR NEXT AGENDA

ADJOURN-Chairman Lee adjourned the meeting at 9:45 pm.


Board Chairman


City Admin Support Staff